060.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	702,200 / 702,200
					USE VALUE:	702,200 / 702,200
					ASSESSED:	702,200 / 702,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY PAUL M & MARIA R/	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	135 LOWELL ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MURPHY PAUL M & MARIA R -
Owner 2:	-
Street 1:	135 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,258 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Aluminum Exterior and 1958 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3258.000	333,800	6,000	362,400	702,200
Total Card	0.075	333,800	6,000	362,400	702,200
Total Parcel	0.075	333,800	6,000	362,400	702,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.63 | /Parcel: 358.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 40137
GIS Ref:
GIS Ref:
Insp Date: 10/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	333,800	6000	3,258.	362,400	702,200	702,200	Year End Roll	12/18/2019
2019	101	FV	241,700	5200	3,258.	357,200	604,100	604,100	Year End Roll	1/3/2019
2018	101	FV	241,700	5200	3,258.	274,400	521,300	521,300	Year End Roll	12/20/2017
2017	101	FV	241,700	5200	3,258.	258,900	505,800	505,800	Year End Roll	1/3/2017
2016	101	FV	241,700	5200	3,258.	238,200	485,100	485,100	Year End	1/4/2016
2015	101	FV	235,600	5300	3,258.	222,600	463,500	463,500	Year End Roll	12/11/2014
2014	101	FV	235,600	5300	3,258.	205,000	445,900	445,900	Year End Roll	12/16/2013
2013	101	FV	235,600	5300	3,258.	205,000	445,900	445,900		12/13/2012

!5283!

PRINT

Date	Time
12/10/20	20:11:35

LAST REV

Date	Time
10/10/19	09:06:19
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5283

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY PAUL M &	68595-273		12/15/2016	Convenience	1	No	No		
MURPHY VIRGINIA	27677-45		9/16/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	40137
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/3/2000	107	Dormers	11,000					DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	Info By Phon	DGM	D Mann
10/24/2018	MEAS&NOTICE	CC	Chris C
3/5/2009	Measured	372	PATRIOT
4/18/2000	Entry Denied	270	PATRIOT
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3258		Sq. Ft.	Site		0	70.	1.59	6									362,417						362,400	

Total AC/HA: 0.07479 | Total SF/SM: 3258 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 362,417 | Spl Credit | Total: 362,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	s		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18626142
Const Adj.:	0.99989998
Adj $ / SQ:	154.199
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410061
Depreciation:	76271
Depreciated Total:	333789

COMMENTS

BK; 9366 PG; 517 643-8706.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

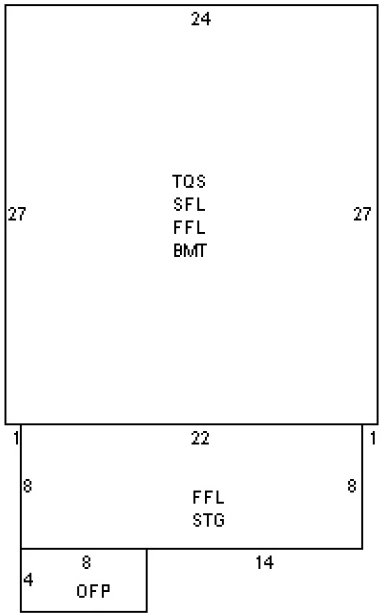
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.20
Special Features:	0	Val/Su Net:	118.62
Final Total:	333800	Val/Su SzAd	170.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	824	154.200	127,060
BMT	Basement	648	46.260	29,976
SFL	Second Floor	648	154.200	99,921
TQS	3/4 Story	486	154.200	74,941
STG	Storage	176	7.140	1,256
OFP	Open Porch	32	44.000	1,408
	Net Sketched Area:	2,814	Total:	334,562
Size Ad	1958	Gross Are	2976	FinArea 1958

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12x20	A	AV	1910	25.42	T	40	101			3,700			3,700
22	Wood Deck	D	Y	1	20X20	A	AV	1980	8.50	T	31.2	101			2,300			2,300

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000